



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Notes December 10, 2014

Present was Chairman, Steve Deackoff, and members Greg Peters and Melissa Maniscalco. Also in attendance were Steven Sadwick, Director of Community Development, Scott Wilson, Board of Selectmen Representative, Nancy Reed, Planning Board Representative, and Melissa Johnson, Recording Secretary.

Laura Caplan, Ron Roy, Ray White, and Jay Axson were not in attendance.

The meeting was posted. There was no quorum and no motions or votes were taken. Discussion took place on the following:

1) **Habitat for Humanity Update**

Mr. Sadwick explained that the deed for the property was picked up last week and Brenda Gould, Executive Director for Habitat for Humanity, has been talking with Attorney Charles Zaroulis. Ms. Gould has indicated that she is applying for another grant for the property and she has been working with Marc Ginsburg regarding the demolition of the existing structure on the property. Mr. Ginsburg will be donating his services for the demolition. Mr. Sadwick noted that Ms. Gould is seeking an additional \$25,000 for the project and explained that a \$49,000 tax liability on the property was discovered in mid November. On November 18, 2014, the Board of Selectmen authorized up to \$50,000 to be expended from the Affordable Housing Trust Fund (AHTF) to clear this tax liability. If the additional \$25,000 being requested is authorized, the total amount expended from the AHTF for the project would be \$75,000. Mr. Wilson asked what the additional \$25,000 would be used for and Mr. Sadwick explained for the actual construction. Mr. Sadwick noted that the split was originally 1/3 from Habitat from Humanity, 1/3 raised in the community, and 1/3 from the community in which they are partnering with. The amount from the town was to be \$50,000 plus the donation of the land. Mr. Sadwick noted that the \$75,000 is still less than what is currently being received for an affordable unit. Currently the fee in lieu for an affordable unit is \$124,000. Mr. Peters asked if this will be able to be maintained on the subsidized housing inventory (SHI) and Mr. Sadwick confirmed this and explained that Habitat has done several projects like this. It was suggested to invite Ms. Gould to a meeting to discuss this project further.

Ms. Reed noted that she met with some representatives from the Congregational Church who are running a fundraising program for this project. Ms. Reed expressed concerns that there will be funds contributed to the project that will not go into the actual home.

Ms. Maniscalco asked if a lottery will be conducted for the home and Mr. Sadwick confirmed this. Ms. Maniscalco asked who will be monitoring the property and resales and Mr. Sadwick noted that he does not currently have this information.

2) Shawsheen Place Update

Mr. Sadwick explained that the town received notice on November 17, 2014 that the owners of Shawsheen Place are in agreement with \$1.7 million for the units in perpetuity. This would allow the 77 units to remain on the SHI. The monitoring agent will be DHCD.

Old Business

There was no old business.

New Business

Mr. Sadwick noted that two deposits into the AHTF were received last week: Bella Woods made its first 2 of 21 payments in the amount of \$124,000 each. Mr. Sadwick explained that at one point the fee had dipped to \$122,000 and the high has been \$135,000. It has been explained to the developer that the fee could increase depending on the market. The sale prices of the properties will likely increase the fee in lieu of.

Mr. Sadwick noted that he spoke with Neil Liven of Volunteers of America regarding veteran's housing and the various programs they offer. Mr. Sadwick and the town manager will be meeting with Mr. Liven to discuss projects in town. Ms. Reed requested to be a part of the meeting with Mr. Liven.

Discussion took place on the building located in the town center that is owned by the town and what will be done with it. The tenants will need to be re-homed, the building demolished and reconstructed, and re-home those tenants back in the new home. This will be discussed further at a later date.

Mr. Sadwick explained that there is a proposal for 192 units of housing on Victor Drive with commercial along Main Street.

Discussion took place on the relocation of the Pike House. Mr. Peters suggested a location along Main Street that is owned by the town. Mr. Deackoff asked if the site of the old police station is still being considered as a potential location and Mr. Sadwick confirmed this.